

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS

ARVEST BANK,
An Arkansas Banking Corporation,

vs.

Case No. 04 CV-2014-1442-6

WILLA D. OSBOURN;
ORA PRESTON OSBOURN; AND
THOMAS EDWARD MCADOO, SOLE
TRUSTEE OF THE MCADOO FAMILY
REVOCABLE LIVING TRUST,
U/D/T MAY 16, 2003

DEFENDANTS

FILED
2016 JAN 23 10:19
BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.

NOTICE OF COMMISSIONER'S SALE

Notice is hereby given that pursuant to the authority and direction of a certain Judgment, decree and order of sale rendered in the Circuit Court of Benton County, Arkansas, on the 21st day of January 2016, in the cause of Arvest Bank vs. Willa D. Osbourn; Ora Preston Osbourn; and Thomas Edward McAdoo, sole Trustee of the McAdoo Family Revocable Living Trust, u/d/t May 16, 2003, Case No. 04 - CV 2014-1442-6, in which Arvest Bank recovered judgment against the Defendants, all in the Judgment amounts and in the manner as stated in such Judgment, which included provision for foreclosure of the real property herein described, together with interest thereon, until paid; including attorney's fees and costs and which Judgment appears of record in the proceedings of said Court in the office of the Circuit Clerk and Ex Officio Recorder, Benton County, Arkansas, and said Judgment and costs not having been paid by the date of such sale or otherwise within the time required by said decree and said judgment having been declared a lien upon the real property hereinafter described and said real property accordingly ordered sold to satisfy the same.

NOW, THEREFORE, the undersigned, as Commissioner of said Court will, on the 11th day of February, 2016 at 10:00 o'clock a.m., expose for sale at public outcry to the highest bidder on a credit of three (3) months inside the Lobby of the Benton County Courthouse, outside the Office of the Circuit Clerk, in the City of Bentonville, Benton County, Arkansas, between the hours prescribed by law for judicial sales the following described real estate situated in Benton County, Arkansas, to-wit:

The S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the Section 29, except 7 acres in the SE Corner thereof, described as follows: Beginning at the SE Corner running thence West 34 rods; thence Northeast to a point 57 rods North of the SE Corner; thence South to the place of beginning. Also the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, all in Township 18 North, Range 32 West, containing in all 113 acres. Subject to the right of ways of County Roads.

The purchaser at said sale will be required to pay 10% of the purchase price down at the time of sale and to execute a bond with sufficient sureties thereon for the balance of the purchase price, bearing interest from the date of sale until paid at the rate of 10% per annum, due in three

(3) months and a lien will be retained on said real property sold to secure payment of the purchase money.

Brenda DeShields, COMMISSIONER

/s/ Brenda DeShields

January 22, 2016

